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WARRANTY DEED

Vol. 179 Page 13843

KNOW ALL MEN BY THESE PRESENTS, That Leonard D. Lane and Esther S. Lane
Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Hilbert
S. Warner

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 77 in Block 32, 4th Addition To Nimrod/River Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 12 day of June, 19 79, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation,
affix corporate seal)

Esther S. Lane

STATE OF OREGON,)
County of Klamath) ss.
June 12, 19 79

STATE OF OREGON, County of) ss.
June 12, 19 79

Personally appeared _____ and

_____ who, being duly sworn,
each for himself and not one for the other, did say that the former is the
_____ president and that the latter is the
_____ secretary of _____

_____ a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires July 12, 1981

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

Leonard D. Lane and Esther S. Lane

GRANTOR'S NAME AND ADDRESS

Hilbert S. Warner
Route 3 Box 146
Chandler, Ariz. 85224

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantor as above MTC

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Grantor as above

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of) ss.

I certify that the within instru-
ment was received for record on the
day of _____, 19 _____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Recording Officer

Deputy

By

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1. Easements as contained in plat dedication, to wit:
 "Subject to a sixteen (16) foot easement for future public utilities along the back and side lines of all lots, said easements to be centered on lines of adjacent lots; subject also to a twenty (20) foot building setback line along the front of all lots and to easements and restrictions of record and additional restrictions as provided in any recorded protective covenants."
2. Covenants, conditions and restrictions, as set forth in Declaration of Restrictions, recorded March 13, 1967 in Volume M67, page 1751, and Amendment thereto, recorded July 6, 1967 in Volume M67, page 5062, all Microfilm Records of Klamath County, Oregon.
3. Reservations, restrictions and easements as contained in Deed of Tribal Property, recorded September 10, 1959 in Deed Volume 315, page 530, Deed Records of Klamath County, Oregon.
4. The premises herein described lie within and are subject to the levies and assessments of the Nimrod Park Road District.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.
 this 12th day of June A. D. 1979 at 3:18 o'clock P.M., and
 duly recorded in Vol. 179, of Deeds on Page 13843

Wm D. MILNE, County Clerk

By Bernard Holick

Fee \$6.00 .